

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

MA & UD Dept., - Palamaneru Municipality – Construction of (3) shopping complexes and put the shop rooms to lease under goodwill auction method – Administrative Sanction – Accorded – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (J2) DEPARTMENT

G.O.Ms.No. 168

Dt. 27.04.2013

Read the following:

1. From the Commissioner & Director of Municipal Administration, Lr.Roc.No. 23963/2011/N1, dated: 19.12.2012.
2. G.O.Ms.No.21 MA&UD(J2)Dept.,dt.18-1-2013.
3. From the Commissioner & Director of Municipal Administration, A.P., Hyderabad 23963/2011/N1, dated: 06.03.2013.

ORDER:-

In the reference 1st read above, the Commissioner & Director of Municipal Administration, A.P., Hyderabad has submitted the proposals for construction of three (3) shopping complexes and put the shop rooms for lease under goodwill auction basis in Palamaneru Municipality.

In the reference 2nd read above, orders were issued with regard to revised comprehensive guidelines in supersession of the guidelines issued in the G.O.Ms.No. 198 MA&UD (J2) Dept., dt. 8.5.2012 as Annexed to this order. Accordingly, the C&DMA, A.P., Hyderabad has been requested to check the proposal with revised guidelines and resubmit the same.

In the reference 3rd read above, the Commissioner & Director of Municipal Administration, Hyderabad has submitted that the Municipal Commissioner, Palamaneru has submitted the revised proposal according to G.O.Ms.No.21 MA, dt. 18.01.2013 and requesting to accord administrative sanction to put three shopping complexes for public auction under goodwill auction basis in Palamaneru Municipality.

He has submitted that the Municipal Council, Palamaner has approved for construction of shopping complexes as mentioned hereunder in Council ResolutionNo.114, dated: 09-08-2011.

Sl. No.	Location	Estimated Amount (Rs. in lakhs)	Total Shop Rooms / Showroom/Office
1	Construction of Shopping Complex in S.No.325/B3 & B4 at RTC Bus Stand	Rs. 290.00	Shop Rooms - 80 Show Room/Office- 8
2	Construction of Shopping Complex in S.No. 325/B at back side of e-Seva Building	Rs.59.00	Shop Rooms - 9 Show Room/Office - 3
3	Construction of Shopping Complex in S.No. 325/B10, 12 & 16 at RTC Bus Stand adjacent to Bapuji Municipal Park	Rs.84.40	Shop Rooms - 6 Show Room/Office - 4

The designs for the proposed shopping complexes were approved by the Director of Town & Country Planning vide B.P.No.13/11, 11/11 and 12/11 respectively and the estimates were approved by the Engineer-in-Chief (Public Health), Hyderabad vide Lr.No.282/PLR/T4/2011, Dated 09-12-2011.

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He has also submitted that, as per revised guidelines, monthly rent for the proposed shop rooms and showroom/office was arrived at shopping complex-wise both building and land as per market value of the land and construction rates of the structures and buildings fixed by the Registration Department under the Andhra Pradesh Revision of Market Value Guidelines Rules, 1998. The goodwill amount for the proposed shop rooms and showroom/office was also arrived at shopping complex-wise.

Further he has submitted that the Municipal Council, Palamaner in its Resolution No.273, dated 15-02-2013 has approved the proposed minimum goodwill amount and monthly rent as fixed as per the revised guidelines issued vide G.O.Ms.No.21 MA&UD (J2) Department, dated 18-01-2013. As per the regulation of Receipts and Expenditure Rules, 1968 under A.P. Municipal Act, 1965 and also usual reservations for S.Cs, S.Ts, B.Cs and P.Hs in the matter of letting out the shops will continue and the procedure for auction based on goodwill deposit (Non-refundable), however, being the same.

Further he has requested to issue orders according administrative sanction for putting the shop rooms for lease in three shopping complexes under good will auction basis in Palamaneru Municipality.

Government after careful examination of the proposal hereby accord administrative sanction to put three shopping complexes i.e (1) Shopping Complex in S.No.325/B3 & B4 at RTC Bus Stand with an estimated cost of Rs. 290.00 lakhs (2) Shopping Complex in S.No. 325/B at back side of e-Seva Building with an estimated cost of Rs.59.00 (3) Shopping Complex in S.No. 325/B10, 12 & 16 at RTC Bus Stand adjacent to Bapuji Municipal Park with an estimated cost of Rs. 84.40 lakhs for public auction under good will auction method as per council resolution No.273 dated.15.02..2012 in Palamaneru Municipality, subject to strictly following the guidelines issued in G.O.Ms.No. 21 MA&UD (J2) Dept., dt. 18-1-2013 and as per the provisions contained in A.P. Municipalities Act, 1965 and rules thereto from time to time.

The Commissioner & Director of Municipal Administration shall take necessary action accordingly.

ADHAR SINHA
PRINCIPAL SECRETARY TO GOVERNMENT (MA)

To
The Commissioner & Director of Municipal Administration, A.P., Hyderabad.

Copy to:

The Municipal Commissioner, Palamaneru Municipality.
The District Collector, Chittoor District.
The Special Officer, Palamaneru Municipality
The Engineer-in-Chief, (PH), Hyderabad
The Director of Town & Country Planning, Hyderabad
The P.S. to M(MA)
The P.S. to Principal Secretary to Government (MA)
Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER